

**PROCEEDINGS OF THE
WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY
RESOLUTION AND HEARING DECISION**

**IN RE: CITY OF RENTON
 Mosier II Area
 Proposed Annexation
 King County, Washington**

FILE NO.: 2195

I. PUBLIC HEARING OVERVIEW

In April of 2005 the City of Renton submitted to the Washington State Boundary Review Board a Notice of Intention (File No. 2195) to annex a certain 31 acre portion of territory based upon an annexation petition by property owners, pursuant to RCW 35A.14. The Renton City Council adopted the petition for annexation in February of 2005.

The Notice of Intention describes the proposal as follows:

- The southern boundary of the site is generally formed by SE 2nd Place/SE 136th Street.
- The northern boundary of the site is generally formed by NE 2nd Court (if extended.)
- The eastern boundary is formed by 144th Avenue SE/Jericho Avenue NE
- The western boundary is form by 142nd Avenue SE.

On May 11, 2005, the City of Renton submitted a request for review, thereby invoking the Board's jurisdiction pursuant to RCW 36.93.100. In its request for review, the City sought modification of the annexation to add approximately 34 acres. The proposed Mosier II Area (Expanded) would then total 65 acres. The request for review was based upon the following:

- The City of Renton Comprehensive Plan and the King County Comprehensive Plan intend the annexation of the entire Mosier II Area.
- An action to consolidate the entire Mosier II Area under a single jurisdiction at this time would enable uniform local governance and coordinated services.
- Renton has pending new legislation that will provide for the Mosier II Area appropriate levels of development, services, and environmental protection for the natural community.
- Renton is capable of immediately providing accessible local government and a full array of services to the entire Potential Annexation Area.

A public hearing was conducted on July 18, 2005 before a quorum of the Boundary Review Board in order to consider the original proposal by the City of Renton to incorporate the Mosier II Area Annexation (31 acres).

At the conclusion of that hearing, the Boundary Review Board voted unanimously to continue the public hearing to July 19, 2005 to consider Renton's request to modify the original proposal. The Board determined that there is evidence in the record sufficient to support the conclusion that the original proposal as submitted is inconsistent with one or more of the statutory objectives its decisions must advance (e.g., 36.93 RCW, 36.70A RCW).

The proposed boundaries of the Mosier II Area (Expanded) are described as follows:

- The northern boundary of the site is variously located north of NE 3rd Street (if extended) and along NE 2nd Court (if extended).
- The southern boundary of the site is generally formed by SE 2nd Place/SE 136th Street.
- The western boundary is variously formed by 140th Avenue SE and by 142nd Avenue SE.
- The eastern boundary is variously formed by 144th Avenue SE/Jericho Avenue NE and by Lyons Avenue.

Legal notice having been duly given, a modification hearing was held on July 19, 2005 before a quorum of the Boundary Review Board.

The Board is responsible, under State of Washington law, to: (1) examine the record (e.g., application materials; technical studies; fiscal studies; regulatory analyses; other documents, exhibits, statements and testimony); (2) determine the specific policies and guidelines are applicable to the proposed action; (3) review and balance these elements; and (4) take the action that best advances those elements.

As prescribed by the state law, the Board reviewed File No. 2195 in accord with RCW 36.93. (Local Governments – Boundaries – Review Boards). The Board directed particular attention to RCW 36.93.170 (Factors) and RCW 36.93.180 (Objectives). The Board also considered RCW 36.93.150, the statutory authority for modification of annexation proposals. In accord with the law, the Board also considered RCW 36.70.A, the Growth Management Act, the King County Comprehensive Plan, the City of Renton Comprehensive Plan, together with other applicable state, regional, and local regulations and guidelines.

The Boundary Review Board considered three alternative plans for annexation as follows:

- The City of Renton's initial Notice of Intention for the Mosier II Area Annexation (31 acres).
- The City of Renton's proposed modification of the Mosier II Area Annexation – identified as the Mosier II Area (Expanded) – at 64 acres.
- A King County proposal to further modify the Mosier II Area to incorporate the Mosier II Area (Expanded) and a new Mosier II Area (Expanded "B").

The Mosier II Area (Expanded "B") would include the adjacent Maplewood Elementary School and additional residential properties. The proposed additional residential properties are described as follows:

- The northern boundary of the proposed greater annexation area would be variously formed by SE 135th Street and SE 2nd Place/SE 136th Street
- The southern boundary of the proposed greater annexation area would be generally formed by SE 138th Street
- The western boundary of the proposed greater annexation area would be variously formed by 136th Avenue SE and 138th Avenue SE.
- The eastern boundary of the proposed greater annexation area would be formed by 144th Avenue SE.

On the basis of the testimony, evidence and exhibits presented at said hearing, and the matters on record in said **File No. 2195**, it is the decision of the Board that the action proposed in said **Notice of Intention** be, and the same is, hereby **approved with modifications** to include the Mosier II Area (Expanded) Annexation at approximately 65 acres. The legal description of the Mosier II Area (Expanded) Annexation, as approved with modifications, is attached hereto and marked as "Exhibit I", together with a map showing the boundaries of the area herein marked as "Exhibit II."

II. FINDINGS

The Boundary Review Board finds that Chapters 36.93 RCW, RCW 36.70A, RCW 35A.14, King County Comprehensive Plan/Countywide Policies, the Renton Comprehensive Plan and its enabling regulations (e.g., zoning code) are applicable to consideration of:

- The City of Renton initial Notice of Intention for the Mosier II Area Annexation (31 acres);
- The City of Renton proposal for the Mosier II Area (Expanded) Annexation (65 acres);
- The King County proposal for the Mosier II Area (Expanded "B") Annexation.

The Boundary Review Board finds that the record for File No. 2195 provides sufficient documentation (e.g., technical data, fiscal data), evidence of community information programs, and certification of

petitions and/or legislative action to permit review of the initial Mosier II Area Annexation and review of the Mosier II Area (Expanded) Annexation, as prescribed by the State and local authorities that are intended to ensure logical, timely growth of municipalities.

The Boundary Review Board finds that the record for File No. 2195 is insufficient for a proper review of the Mosier II Area (Expanded “B”) Annexation. The record for File No. 2195 lacks sufficient information (e.g., legal analyses, technical analyses, fiscal studies) to support a review by the Boundary Review Board of the proposed incorporation as required by the State and local authorities. Further, there has not been legally sufficient notice to the community of the proposed annexation (Mosier II Area – Expanded “B”) to allow the Board to consider the “last minute” modification requested by King County.

Note: Pursuant to 36.93 RCW, the Boundary Review Board is required to complete review and decision-making for File No. 2195 by no later than September 10, 2005. The City of Renton cannot provide the necessary documents nor conduct the necessary community information programs for the Mosier II Area (Expanded “B”) prior to September 10, 2005.

The Boundary Review Board therefore finds that the review of File 2195 shall be limited to the proposals for the Mosier II Area Annexation and Mosier II Area (Expanded) Annexation as prescribed by the State and local authorities that are intended to ensure logical, timely growth of municipalities for the provision of local governance and adequate public services to local communities.

RCW 36.93.170 FACTORS AFFECTING THIS PROPOSAL

The Boundary Review Board finds the following Factors (RCW 36.93.170) to be applicable to the City of Renton’s initially proposed Mosier II Annexation (31 acres) and to the Mosier II Area (Expanded) Annexation (65 acres). Additional authorities applicable to the Mosier II/Mosier II Area (Expanded) include, but are not limited to: RCW 36.70A, RCW 35A.14, King County Comprehensive Plan/Countywide Policies, the Renton Comprehensive Plan and its enabling regulations (e.g., zoning code). These State and local authorities are intended to ensure reasonable development regulations and adequate public services to local communities

A brief review of key issues related to each applicable element is presented below:

RCW 36.93.170 (1) POPULATION AND TERRITORY

The Board considered the following factors to be applicable: Population Density; Proximity to Other Populated Areas; Land Area/Land Uses; Comprehensive Land Use Plans; Topography, Natural Boundaries and Drainage Basins; Likelihood of Significant Growth in the Area During the Next Ten Years; and Population Density/Proximity to Other Populated Areas/Land Area/Land Uses. Following is a brief review of key issues related to these factors.

The entire Mosier II Area (Expanded) lies within the Urban Growth Area delineated by King County. The community is unified with respect to its specific physical elements (e.g., geographic features) and social elements.

The King County Comprehensive Plan provides for transfer of the Mosier II Area (Expanded) to a local jurisdiction. County Comprehensive Plan/Countywide Policies call for contiguous orderly growth of local jurisdictions (e.g., U-304, U-208, U-301, U-304.). Policies also establish cities as the appropriate providers of local governance and urban services (e.g., FW-13, CO-1, CO-3; LU-31 - LU-34, LU-36). King County Policy LU-31 requires cities to designate potential annexation areas to include adjacent urban lands and to eliminate unincorporated islands between cities. Policy LU-32 calls upon cities to incorporate lands within annexation areas into city boundaries.

Further, the Mosier II Area (Expanded) is included in the “Annexation Element” of the City of Renton Comprehensive Plan and is located within the Renton Potential Annexation Area. The proposed action is based upon Renton Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City for local governance and pertaining to encouraging annexations in areas where urban infrastructure and services are available for development at urban densities and in areas contiguous to City boundaries (e.g., Land Use Policies LU-1; LU-36; LU-37; LU-41 and LU-42).

The evidence shows that the Mosier II Area (Expanded) will likely experience continuing urban growth over the next ten years. Mosier II currently hosts substantial residential development. However, there is considerable land that is suitable and permitted for redevelopment or new development with residential uses. The City of Renton has planned for growth at urban levels of density in the Mosier II Area (Expanded). City plans establish standards to guide ongoing uses in this Area following annexation. Future residential development would reportedly be generally similar to and compatible with existing housing in terms of zoning, levels of density (equal to or less than currently permitted density), and design requirements.

The Mosier II Area (Expanded) includes environmentally sensitive lands (e.g., Maplewood Creek, vegetated area, limited sloped terrain). Upon annexation, the City of Renton plans to manage these lands under regulatory controls designed to protect environmentally sensitive areas. These regulatory controls include (but are not limited to) storm water management programs and maintenance of open space/vegetated areas.

With annexation of the Mosier II Area (Expanded), there would be an opportunity to immediately provide consistent and coordinated development plans, environmental protection standards, and public services throughout the entire Mosier II Area (Expanded) community.

RCW 36.93.170 (2) MUNICIPAL SERVICES

RCW 36.93.170 (2) directs the Board to evaluate factors related to Municipal Services. The Board considered the following factors to be applicable: need for municipal services; effects of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; probable future need for such services; costs; effect on the finance, debt structure and contractual obligations; and prospects of government services from other sources, and rights of other affected governmental units. Following is a brief review of key issues related to these factors.

The evidence demonstrates that the Mosier II Area and Mosier II Area (Expanded) require municipal services and facilities. Service policies are established by the State Growth Management Act and the King County Comprehensive Plan. For example, King County FW-13 states that cities are the appropriate provider of local urban services to Urban Areas. FW-29 and FW-30 address the need for jurisdictions to plan for and coordinate services. Additionally, annexation is appropriate under Countywide Policy CO-1, when a jurisdiction has “identified and planned for (a) full range of urban services”.

Pursuant to the State Growth Management Act and the King County Plan, the City of Renton has developed policies – through the City’s Comprehensive Land Use Plan, Comprehensive Service Plans, and other regulatory authorities – for serving all properties within its corporate boundaries. Upon annexation, the City of Renton would include the newly incorporated area in the municipality’s Service Area. Then, as is its custom, the City can provide – either directly or by contract – a full array of specific service plans and programs for public services including: water service, surface water management, sewer service, fire service, police service, emergency medical services, utilities, road maintenance, law and justice services, human services, libraries, and parks and recreation services. The School District would continue to administer school assignments and is unaffected by the proposed annexation.

The City of Renton has conducted fiscal studies related to the proposed Mosier II Area (Expanded) Annexation. At present development, City expenditures are estimated at \$99,612 and revenues are estimated at \$90,365. At full development, City expenditures are estimated at \$282,968 and revenues are estimated at \$270,175. Costs are related to state revenues, local property assessments, and city costs. These costs are generally based upon an averaged estimate of per capita use (e.g., police, parks, sewers).

Following annexation, property owners will no longer pay County taxes for services and would, then, assume their share of the City’s regular and special levy rates for capital facilities and public services. Studies demonstrate that the City would be able to sustain levels of service to the entire community at reasonable customer rates. Future capital needs and costs will be examined and funded through Renton’s Capital Investment Program.

King County supports annexation of the Mosier II Area (Expanded). This consolidated action provides for a more logical municipal service area. The City can provide more cohesive policies, standards, programs, cohesive operations, and efficient, economic control of services than would occur with the more limited Mosier II Area Annexation (31 acres). Approval of the original proposal without modification would result in inconsistent and inefficient services as various County providers and local providers will be required to serve areas that are not clearly delineated. Service availability may be fragmented as well. Thus, services will be less effective, less efficient, and more costly to both government and citizens if the Board approves the original annexation without modification..

RCW 36.93.170 (3) EFFECTS OF PROPOSAL

RCW 36.93.170(3) directs the Board to evaluate issues related to effects of a proposed action. For File No. 2195, the Board considered the following factors to be applicable: mutual economic and social interests, and local government structure. Below is a brief review of key issues.

The record for File No. 2195 supports incorporation of the entire Mosier II Area (Expanded). The Mosier II Area (Expanded) is contiguous to – and shares mutual social and economic profiles with – the City of Renton. Renton officials testified that the City is prepared to govern and to provide full services to this community.

Annexation of the Mosier II Area (Expanded) would promote a viable community because new citizens would be able to participate in local governance – including land use planning, service planning, fiscal planning and planning for public amenities to serve the community. Coordinated integration of citizens of the Mosier II Area (Expanded) into Renton would preserve social organization, support economic health, and protect public safety and welfare.

King County supports the Mosier II Area (Expanded) Annexation as the action that is in the best interests of all parties. State law, the King County Comprehensive Plan, and the City of Renton Comprehensive Plan each encourage local governance of communities.

Annexation of the Mosier II Area (Expanded) is also consistent with the King County Annexation Initiative, which calls for annexation of urban lands to local jurisdictions at the earliest feasible date. Immediate annexation of the Mosier II Area (Expanded) better promotes balanced governance than incremental incorporation proposed in the initial Mosier II Annexation. Incorporation of the Mosier II Area (Expanded) into the City of Renton promotes strong and unified local government.

CONSISTENCY WITH THE GROWTH MANAGEMENT ACT

State law provides in RCW 36.93.157 that Boundary Review Board decisions must be consistent with three sections of the Growth Management Act:

- RCW 36.70A.020 Planning Goals
- RCW 36.70A.110 Urban Growth Areas
- RCW 36.70A.210 Countywide Planning Policies

With respect to File No. 2195, the key Growth Management issues involve the Countywide Planning Policies pertaining to land use and municipal services (RCW 36.70A.020 and RCW 36.70A.110). The Growth Management Act policies that guide the provision of public services and that are relevant to the proposed Annexation include:

- RCW 36.70A.020 (1) Urban Growth: Encourages development in urban areas where adequate public facilities and services exist or can be provided efficiently.
- RCW 36.70A.020 (2) Reduce Sprawl: Reduce inappropriate conversion of undeveloped land into sprawling low-density development.
- RCW 36.70A.020 (10) Environment: Protect and enhance the environment and quality of life.
- RCW 36.70A.020 (11) Citizen Participation and coordination in the planning process and ensure coordination between communities/jurisdictions to reconcile conflicts.
- RCW 36.70A.020 (12) Public Facilities and services: Ensures that adequate public services and facilities are available to serve land developments.
- RCW 36.70A.110 (1/6) calls for each county to designate an urban growth area.
- RCW 36.70A.110 (3) directs urban growth to areas with existing or available public services and facilities.

- RCW 36.70A.110 (4) states that “(in) general, cities are the units of local government most appropriate to provide urban ...services.”
- RCW 36.70A.210 (1) calls for cities to be primary providers of governmental services in urban growth areas.

Incorporation of the Mosier II Area (Expanded) into the City of Renton would effectively address Growth Management Act criteria for incorporation of urban areas.

RCW 36.93.180 OBJECTIVES

The Boundary Review Board has considered RCW 36.93.180 (Objectives), as follows:

RCW 36.93.180 (1) PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES

The evidence shows that the Mosier II Area (Expanded) is considered to be a neighborhood as that term is defined by case law, as “either geographically distinct areas or socially... distinct groups of residents”. The Mosier II Area (Expanded), in its entirety, exhibits many features that support its link with the City. Both the Mosier II Area (Expanded) and the adjacent City lands are residential in character. Demographic profiles are similar. Residents of the City and the Mosier II Area (Expanded) use common community facilities – schools, roadways, libraries, shopping centers, parks, and recreation facilities.

The City of Renton Comprehensive Plan anticipates annexation of the Mosier II Area (Expanded). The City has already included the Mosier II Area (Expanded) in community planning programs in order to guide its growth and to provide coordinated services. Annexation of the Mosier II Area (Expanded) is consistent with the objective of preserving the natural neighborhood because this action would provide stronger links within the greater community and would encourage a more effective connection to the City of Renton.

Renton officials testified that the Mosier II Area (Expanded) Annexation would provide all property owners/residents a voice and a vote in planning for the future preservation and development of their community. Community representatives demonstrate plans to effectively govern and serve this area as a part of a unified community.

King County representative Michael Thomas stated that the County supports the annexation of the entire Mosier II Area (Expanded) because this incorporation would be consistent with state, regional and local guidelines. Further, annexation at this time will benefit the citizens by providing uniform governance of the Area.

RCW 36.93.180 (2) USE OF PHYSICAL BOUNDARIES, INCLUDING BUT NOT LIMITED TO BODIES OF WATER, HIGHWAYS, AND LAND CONTOURS

The evidence shows that the Mosier II Area (Expanded) as territory that, based upon its physical boundaries, is appropriate for a consolidated annexation to Renton. City representatives stated that the proposed Mosier II Area (Expanded) Annexation addresses reasonable physical boundaries (e.g., co-terminus borders, rights-of way), and individual property lines.

“Social neighborhoods” may also be the basis for boundaries. The evidence shows that the City and the entire Mosier II Area (Expanded) share a social affiliation and form a single social neighborhood.

Annexation of the entire Mosier II Area (Expanded) furthers the planning goals which support incorporation of the greater unincorporated area in King County. This comprehensive annexation will create a unified community with established physical and social boundaries. Approval of the original annexation without modification would create confusion with respect to community identification.

RCW 36.93.180 (3) CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS

Annexation of Mosier II Area (Expanded) into the City of Renton will advance the creation and preservation of logical service areas. The King County Comprehensive Plan and Renton's Comprehensive Plan identify the City as the provider of services for the entire Mosier II Area (Expanded). More specifically, Renton has authority and responsibility to provide public services to all of its citizens under city plans and regulations including the Comprehensive Sewer and Water Plans, Transportation Element of the Comprehensive Plan, Comprehensive Storm Water Management Plan).

Renton representatives testified that the Mosier II Area (Expanded) creates and preserves logical service areas by including a greater number of properties in the City's service area. Unification will enable design and implementation of efficient, consistent, consolidated service programs throughout the Mosier II Area (Expanded). These services (e.g., upgrades to rights-of-way; provision of storm water and surface water management systems) will also help to protect the built environment.

King County officials state that incorporation of the entire Mosier II Area (Expanded) to the City of Renton will provide citizens with more effective, efficient governance. A single, unified annexation would permit coordinated development plans, unified service areas and service systems, and environmental protection standards. A more limited, incremental annexation plan will further complicate an already complex service system. The County supports annexation of small isolated urban areas, such as the Mosier II Area (Expanded), as King County does not have the resources to efficiently manage and serve unincorporated islands.

RCW 36.93.180 (4) PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES

Annexation of the Mosier II Area (Expanded) would provide a reasonable and regular boundary consistent with the Renton Comprehensive Plan Annexation Element/Potential Annexation Area Map. Annexation of the entire Mosier II Area (Expanded) is desirable to achieve the boundaries necessary to facilitate coordinated land uses and offer a more effective, efficient solution to provision of services.

The original Mosier II Area Annexation would create a more discontinuous than regular boundary. This boundary would not promote effective governance.

RCW 36.93.180 (5) DISCOURAGEMENT OF MULTIPLE INCORPORATIONS

RCW 36.93.180 (5) is not applicable to File No. 2195.

RCW 36.93.180 (6) DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS

RCW 36.93.180 (6) is not applicable to File No. 2195.

RCW 36.93.180 (7) ADJUSTMENT OF IMPRACTICAL BOUNDARIES

Annexation of the Mosier II Area (Expanded) would create more practical boundaries with respect to preservation of the community, governance, and planning activities (e.g., establishment of uniform land uses and development standards.)

The Board finds that the initially proposed limited Mosier II Annexation area does not create a practical boundary. Rather, annexation of this limited area fragments community borders. Fragmented boundaries result in splintering of community identity. Efficient provision of public facilities and public services is hindered by discontinuous boundaries.

Annexation of the Mosier II Area (Expanded) will enable coordinated governance. Annexation would place the natural environment and built environment under City jurisdiction, thus creating more practical boundaries for governance and for the provision of public facilities and services.

RCW 36.93.180 (8) INCORPORATION AS CITIES OR ANNEXATION TO CITIES OF UNINCORPORATED AREAS WHICH ARE URBAN IN CHARACTER

The entire Mosier II Area (Expanded) is located within the Urban Growth Area established by the King County Comprehensive Plan. This definition addresses both existing land characteristics and future designation/use plans for the Mosier II Area (Expanded). The Mosier II Area (Expanded) designation as "urban" area is also supported by the State Growth Management Act.

The City of Renton Comprehensive Plan includes the entire Mosier II Area (Expanded) in its Potential Annexation Area and designates Mosier II as an urban area. Immediate annexation of the Mosier II Area (Expanded) into Renton would promote uniform governance, development, and services appropriate for this urban territory.

RCW 36.93.180 (9) PROTECTION OF AGRICULTURAL AND RURAL LANDS FOR LONG TERM PRODUCTIVE AGRICULTURAL/RESOURCE USE

RCW 36.93.180 (9) is not applicable to File No. 2195.

III. BOUNDARY REVIEW BOARD FINDINGS AND DECISIONS

The Boundary Review Board conducted review and deliberation of File No. 2195 based upon the record of written documents and oral testimony, in keeping with applicable state, regional and local regulations. The Board focused upon RCW 36.93 (Boundary Review Board Enabling Act); RCW 36.70A (Growth Management Act); King County Comprehensive Plan/Countywide Policies; City of Renton Comprehensive Plans, RCW 35A.14 (Annexation by Code Cities); and other relevant regulations and guidelines. The role of the Boundary Review is to implement these existing laws; the Board does not have the authority to make law or policy.

As prescribed by statutory mandate, the Boundary Review Board considered the following options:

- The Mosier II Area Annexation could be accepted as initially proposed by the City of Renton, if this action achieves the provisions of RCW 36.93 and other applicable regulations (e.g., State Growth Management Act, the King County Comprehensive Plan and the Renton Comprehensive Plan).
- The Mosier II Area Annexation could be modified as proposed by the City of Renton to incorporate 65 acres (Mosier II Area – Expanded), if the proposed expansion achieves the basic requirements of RCW 36.93 and other applicable regulations (e.g., the State Growth Management Act, the King County Comprehensive Plan, and the Renton Comprehensive Plan). Such a modification can be accomplished pursuant to RCW 36.93.150, which establishes the standard by which the Board may revise annexation boundaries to cities. This alternative would require all properties within the Mosier II Area (Expanded) to immediately be incorporated into the City of Renton.
- The Mosier II Area/Mosier II Area (Expanded) Annexation/Mosier II Area Annexation (Expanded “B”) could be denied in its entirety if incorporation would be inconsistent with RCW 36.93 and other applicable regulations.

The record for File No. 2195 is detailed and extensive. The parties provided considerable materials supporting their positions. The Board has deliberated upon the complete record in order to come to a decision for the proposed Mosier II Area Annexation and the proposed alternative Mosier II Area Annexation (Expanded). The Board finds that:

- Annexation of the Mosier II Area (Expanded) achieves/advances the provisions of RCW 36.93. For example, the Mosier II Area (Expanded) annexation addresses criteria established in RCW 36.93.170 with respect to population, territory, the natural environment, service needs and service capacity, and mutual social and economic needs, et al. The initially proposed Mosier II Area is not consistent with the provisions of RCW 36.93.170.

Additionally, Mosier II Area and Mosier II Area (Expanded) annexation proposals were evaluated according to the criteria established in RCW 36.93.180 as follows:

RCW 36.93.180	MOSIER II AREA (EXPANDED) (65 ACRES)	MOSIER II AREA (31 ACRES)
OBJECTIVE 1 – PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES	ADVANCES CRITERION BY ANNEXATION OF PROPERTIES INCLUDED IN A NATURAL COMMUNITY	INCONSISTENT WITH OBJECTIVE
OBJECTIVE 2 – USE OF PHYSICAL BOUNDARIES	ADVANCES CRITERION BY ACHIEVING ESTABLISHED COMPREHENSIVE PAA BOUNDARIES	INCONSISTENT WITH OBJECTIVE

RCW 36.93.180	MOSIER II AREA (EXPANDED) (65 ACRES)	MOSIER II AREA (31 ACRES)
OBJECTIVE 3 – CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS	ADVANCES BASIC CRITERION BY ENABLING COORDINATED SERVICES TO ADDRESS PUBLIC HEALTH & WELFARE.	INCONSISTENT WITH OBJECTIVE
OBJECTIVE 4 – PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES	ADVANCES CRITERION BY CREATING REGULAR BOUNDARY LINES	INCONSISTENT WITH OBJECTIVE
OBJECTIVE 5 – DISCOURAGEMENT OF MULTIPLE INCORPORATIONS	DOES NOT APPLY	DOES NOT APPLY
OBJECTIVE 6 – DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS	DOES NOT APPLY	DOES NOT APPLY
OBJECTIVE 7 – ADJUSTMENT OF IMPRACTICAL BOUNDARIES	ADVANCES CRITERION BY CREATING PRACTICAL BOUNDARY LINES	INCONSISTENT WITH OBJECTIVE
OBJECTIVE 8 – INCORPORATION ...OR ANNEXATION TO CITIES OF UNINCORPORATED URBAN AREAS	ADVANCES CRITERION AS ENTIRE URBAN AREA IS INCORPORATED INTO A LOCAL JURISDICTION.	INCONSISTENT WITH OBJECTIVE
OBJECTIVE 9 – PROTECTION OF AGRICULTURAL AND RURAL LANDS ...	DOES NOT APPLY	DOES NOT APPLY

- State Growth Management Act policies and King County Comprehensive Plan/Countywide Planning Policies require logical and orderly growth. In keeping with those guidelines, RCW 36.93.150 permits the Board to modify an annexation (e.g., increase the territory incorporated into a city) to address to promote logical and orderly growth – e.g., effective governance, efficient service provision.

The Board finds that annexation of the Mosier II Area (Expanded) achieves/advances the provisions of the Growth Management Act (RCW 36.70A).

- The King County Comprehensive Plan/Countywide Policies and the Renton Comprehensive Plan contemplate logical, orderly growth of communities. These County and City plans support local governance to assure balanced, sound, cost-effective governance for community members.

The Board finds that the proposed Mosier II Area (Expanded) Annexation meets the provisions of the King County Comprehensive Plan/Countywide Policies and the City of Renton Comprehensive Plan. Annexation of the Mosier II Area (Expanded) would achieve that balance that the County and the City seek from incorporations

IV. CONCLUSIONS

The Board finds that approval of the annexation as modified advances the standards established in the Boundary Review Board Act (RCW 36.93), Growth Management Act (RCW 36.70A), King County Comprehensive Plan, City of Renton Comprehensive Plan, and other state and local guidelines for incorporation of urban areas.

The Boundary Review Board approval of the City of Renton Notice of Intention to annex the Mosier II Area with modifications to include the Mosier II Area (Expanded) is timely based upon the City of Renton's current and historical commitment to guide development and provide municipal services to this area. Annexation will enable the City of Renton to provide a harmonious, efficient plan for governance of the built community, environmental preservation, and protection of public welfare.

(Note: Under state law, the City of Renton must adopt an Ordinance or Resolution affirming the Mosier II Area Annexation Expanded] following action by the Boundary Review Board. Under state law, the City must confirm the action as approved by the Boundary Review Board. Alternatively, the Council may decide not to pursue the action. However, the City cannot modify the boundaries that have been approved by the Boundary Review Board.)

NOW, THEREFORE,

BE IT RESOLVED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY THAT, for the above reasons, the action proposed in the Notice of Intention contained in said **File No. 2195** be, and the same is, hereby **approved with modifications** as described in Exhibits attached hereto and incorporated herein by reference.

ADOPTED BY SAID WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY by a vote of _____ in favor , _____ in opposition, and _____ abstentions, on this ___ day of August, 2005, and signed by me in authentication of its said adoption on said date.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY

Judy Tessandore, Chair

FILED this _____ day of _____, 2005 **BY:**

Lenora Blauman, Executive Secretary

EXHIBITS

EXHIBIT I CITY OF RENTON MOSIER II AREA (EXPANDED): LEGAL DESCRIPTION OF MODIFIED ANNEXATION AREA BOUNDARIES

EXHIBIT II CITY OF RENTON MOSIER II AREA (EXPANDED): MAP OF MODIFIED ANNEXATION AREA BOUNDARIES